

TOWN OF CORNWALL

PLANNING BOARD

January 7, 2013

MEMBERS PRESENT: NEIL NOVESKY, CHAIRMAN
WYNN GOLD
KENN BRODMERKEL
WILLIAM GRABE
MICHAEL LOBLANCO

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PLANNING BOARD ATTORNEY

MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

GARY VINSON
BUILDING INSPECTOR

ABSENT: LESLIE DOTSON
PLANNING BOARD CONSULTANT
HELEN BUNT
LED KLOSKY

MEETING AGENDA:

1. Vails Gate Dry Cleaners

REGULAR MEETING:

MR. NOVESKY: I'd like to call to order the regular meeting of the Town of Cornwall Planning Board for January 7, 2013 at 7:00.

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DISCUSSION

AT&T WIRELESS

MR. NOVESKY: We discussed the AT&T and the board by consent and acknowledgment is turning it over to the building inspector.

MR. CORDISCO: Correct. There was a proposal by AT&T New Cingular Wireless to change the antennas on its Mountainville location. They would be changing the existing antennas and adding a total of three antennas which is within what is permitted for the tower. The board was given a presentation regarding it and the issue is whether or not it requires an actual application or whether or not it's just a building permit matter and I believe that the board is of the consensus that it can be handled through the building department subject to an appropriate engineering report showing that the tower is safe with the new antennas.

MR. NOVESKY: Duly noted. Everybody agree? That's it?

MR. CORDISCO: Yes.

MR. NOVESKY: Great.

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APPROVAL OF MINUTES:

MR. NOVESKY: Approval of minutes, we just received the minutes so we'll approve them next month.

RESOLUTIONS

MR. NOVESKY: Okay, we have one resolution.

MR. CORDISCO: Are you sure you don't want to go through them? We can read them and sit here.

APPROVAL OF NOVEMBER, 2012 MINUTES

MR. GOLD: I move that we approve the minutes from the November meeting.

MR. NOVESKY: I happen to have them right here.

MR. GRABE: Second it.

ROLL CALL

MR. GOLD	AYE
MR. LOBLANCO	AYE
MR. BRODMERKEL	AYE
MR. GRABE	AYE
MR. NOVESKY	AYE

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VAILS GATE DRY CLEANERS #2012-09

MR. NOVESKY: We have a resolution in a moment related to Vails Gate Dry Cleaners. We'll bring that on to the table. Mark?

MR. EDSALL: It's a relocation of an existing special permit use.. There are no outdoor changes proposed to the existing property at 295 Main Street. I believe there are no impacts and I would suggest that you go through the necessary procedural steps. But I think there's no reason to delay the approval forthwith. They are not processing anything, just collecting stuff and sending it out and bringing it back just moving into their own building. The former property was a doctor's office then a deli. They have, matter of fact, the parking then it's actually improving because they have their own parking spaces now in addition to the Main Street lot and Main Street.

MR. NOVESKY: For the record, we heard from the Orange County Planning Department and they made local determination.

MR. CORDISCO: This is simply a question of amending the special permit so that you acknowledge the new location. Special permit travels with the property, not with the applicant but here it's moving with the applicant from one location to a very nearby location.

MR. BRODMERKEL: Across the aisleway.

MR. CORDISCO: Correct, correct, so if it's the board's pleasure you could waive the public hearing and then approve the amended special permit with a new location.

MR. NOVESKY: I'll ask for a motion.

MR. BRODMERKEL: Make a motion to waive the public hearing.

MR. LOBLANCO: Second it.

ROLL CALL

MR. GOLD	AYE
MR. LOBLANCO	AYE
MR. BRODMERKEL	AYE
MR. GRABE	AYE

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MR. NOVESKY AYE

MR. NOVESKY: We waived the public hearing. Now we have to allow for the special permit.

MR. CORDISCO: To approve the amended location.

MR. GOLD: I move we approve the amended location.

MR. BRODMERKEL: Second it.

ROLL CALL

MR. GOLD	AYE
MR. LOBLANCO	AYE
MR. BRODMERKEL	AYE
MR. GRABE	AYE
MR. NOVESKY	AYE

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REORGANIZATION

MR. NOVESKY: I'll take a motion for chairman.

MR. GOLD: I move that Neil remain as chairman.

MR. LOBLANCO: Second it.

ROLL CALL

MR. GOLD	AYE
MR. LOBLANCO	AYE
MR. BRODMERKEL	AYE
MR. GRABE	AYE
MR. NOVESKY	AYE

MR. GRABE: Vice chairman would be Kenn.

MR. LOBLANCO: Second it.

ROLL CALL

MR. GOLD	AYE
MR. LOBLANCO	AYE
MR. BRODMERKEL	AYE
MR. GRABE	AYE
MR. NOVESKY	AYE

MR. NOVESKY: Motion to adjourn?

MR. BRODMERKEL: So moved.

MR. GRABE: Second it.

ROLL CALL

MR. GOLD	AYE
MR. LOBLANCO	AYE
MR. BRODMERKEL	AYE
MR. GRABE	AYE
MR. NOVESKY	AYE

Respectfully Submitted By:


Frances Roth
Stenographer

1/10/13